

Discretionary Use

re: Home Occupation -54 Freshwater Road Music Lessons

My name is [REDACTED] and I am the immediate neighbour on the [REDACTED] side of the proposed Home Occupation. My residence is [REDACTED] Freshwater Road.

This application will undoubtedly affect the amenities of residents in the area.

54 Freshwater Road is currently owned by Claude and Jessie Quigley and they will rent their property in the next week or so, to the applicant of this discretionary use proposal.

My concerns are:

Parking Vehicular Traffic Pedestrian Traffic

Parking

The City's notice claims that On-site parking is provided.

The narrow driveway is extremely difficult to enter and exit. It is not suitable for any driver other than the resident.

If people do not want to park in the driveway because of the difficulty of maneuvering it, where will they park after the drop off of younger students? For shorter lessons, guardians usually wait in the neighbourhood. Adult students will take the option of parking on the street in many cases.

There will be a second teacher and perhaps a second car associated with the use of the business. If the teachers park on the street they will contribute to parking dilemmas for the residents on the street.

Parking is already coveted on the street with the increase of single family residences having been turned into two apartment dwellings. And there are another two proposed.

The parking repercussions on the residential nature of the neighbourhood are severe. And that will multiply several times in winter. It is the residents who will suffer from sharing parking spaces with itinerant visitors.

The peace and general amenities of the high density neighbourhood will be impacted in winter with visitors who do park and wait in cars with motors running and fumes rising for extended periods. This is not conducive to quality residential living.

Traffic concerns

The lessons will take place at the back of the property in the Quigley's upstairs apartment. Access will be through the driveway on the east side of 54 Freshwater Road

There will be increased vehicular traffic. This in turn will lead to a jump in pedestrian traffic.

Vehicular traffic increase

The traffic on Freshwater Road is fairly heavy and getting in and out of the driveway will pose problems for many drivers, especially those with vans and SUVs.

Dropping off and picking up pose a public danger due to congestion.

Hundreds of cars pass by each hour.

The numbers will increase with lessons. I fully anticipate a danger to public safety due to the increased vehicle volume stopping and starting on a busy street.

Pedestrian Traffic

The effect will be a number of students in the double digits, walking , sometimes across the street, and then the length of the driveway for a total of two times each lesson. It is conceivable to further include a parent, guardian, or fellow sibling who may and most likely, will accompany the student to the lesson. For some guardians, it will be four walks.

That will account to 20-30 pedestrian walks to and fro for a distance of approximately 80+ feet each day, six days a week. The fence is not private and pedestrians will have a complete view of a private home and garden for the entire length of the walk.

120-150 weekly visits is uncharacteristic for residential living. Most dwellers in the area have an average of less than 10 visits a week, that includes the current owner and most of his past tenants. The number of less than 10 is illustrative of typical household living.

The leap in the comparative number of visits is excessive and breaks the threshold for maintaining the residential nature of the neighbourhood in general and in particular, my property.

Thank-you,

[REDACTED]

[REDACTED]